

# NOTICE OF TAX CERTIFICATE SALE

The following is a publication of lands, lots and mineral rights in Texas County, upon which tax certificates are to be offered for sale at the front door of the Texas County Administrative Center in Houston, Missouri, on Aug. 26, 2024, beginning at 10 o'clock a.m. and continuing until sold as indicated by undersigned according to the provisions of Revised Statutes of Missouri 140.170.

Donald R. Hall Sr., 32 Highway, Licking, Mo. E ½ SEQ NEQ & All the PT E 2 NE SE LY N & W of Highway 32 E X 5 AC in SE Corner. S 35 T 33 R 08. Parcel # 01-07-35-000-000-009. 2021, \$584.58; 2022, \$390.24; 2023, \$349.53; total cost plus fees, \$1,324.35.

Richard R. Lane, 12.5% Mineral Rights SE 4 NE 4, S 07 T 33 R 09. Parcel #02-03-07-000-000-001.02. 2021 \$168.51; 2022 \$17.63; 2023 \$16.55; total cost plus fees, \$202.69.

Richard Lane, 12.5% Mineral Rights SW 4 S 2 NW 4 S 2 NE 4 NE 2 SE 4, S 08 T 33 R 09. Parcel #02-03-08-000-000-002.02. 2021 \$214.09; 2022 \$58.99; 2023 \$52.55; total cost plus fees, \$325.63.

Robert Weatherbee, 5% Mineral Rights Pt. NWQ NEQ, S 29 T 33 R 09. Parcel #02-09-29-000-000-009.07. 2021 \$168.51; 2022 \$17.63; 2023 \$16.55; total cost plus fees, \$202.69.

Paul Williams, 1% Mineral Rights NWQ

NEQ S of Highway N, S 29 T 33 R 09. Parcel #02-09-29-000-000-009.51. 2020 \$169.64; 2021 \$168.51; 2022 \$17.63; 2023 \$16.55; total cost plus fees, \$372.33.

Lewis Habben, 1% Mineral Rights, S 29 T 33 R 09. Parcel #02-09-29-000-000-009.55. 2021 \$168.51; 2022 \$17.63; 2023 \$16.55, total cost plus fees, \$202.69.

Karen Katzman, 111 Sherrill St, Licking, Mo., Dorsey Add E 88' Lt 1 Blk 3 88'x100', S 06 T 32 R 08. Parcel #10-

03-06-002-000-023. 2021 \$577.00; 2022 \$428.35; 2023 \$402.33, total cost plus fees, \$1,407.68.

Beverly Dillon, 320 Cherry St., Houston, Mo., Sunset Terr L 7 Blk 1, S 00 T 01 R 00. Parcel #20-03-07-002-001-011. 2021 \$937.73; 2022 \$704.21; 2023 \$664.29; total cost plus fees, \$2,306.23.

Robert Jones, 65555 Elm St, Raymondville, Mo., Pt NEQ Cr E2 L2 NWQ, S 05 T 30 R 08. Parcel #21-03-05-002-000-020. 2021 \$485.79; 2022

\$301.11; 2023 \$266.68; total cost plus fees, \$1,053.58.

Richard A. Aldridge, All W2 E2 NWQ NWQ SWQ, S 05 T 29 R 08. Parcel #24-32-05-000-000-006.05. 2021 \$245.39; 2022 \$86.70; 2023 \$76.76; total cost plus fees, \$408.85.

Phyllis Greufe, Hidden Valley Rd, Mtn., Lost Creek Estates L 5, S 00 T 00 R 00. Parcel #29-01-11-000-000-014. 2021 \$306.60; 2022 \$142.39; 2023 \$125.27; total cost plus fees, \$574.26.

# PUBLIC NOTICES

Local news updated daily online at [www.houstonherald.com](http://www.houstonherald.com)

## TRUSTEE'S SALE

**IN RE: Kristina Leahy, a single person Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kristina Leahy, a single person dated May 9, 2017 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri in Book 2017, Page 1380 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, August 21, 2024 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:45 AM), at the West Front Door of the Court House, City of Houston, County of Texas, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Texas County, State of Missouri, to wit:

LOT FOUR (4), BLOCK TWO (2), IN HAMILTON ADDITION TO THE TOWN OF LICKING, MISSOURI.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 211655.082124.441102 FC

## NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

PUBLISH ON: July 25, 2024 08/01/2024, 08/08/2024, 08/15/2024 14/4t

**IN THE CIRCUIT COURT OF TEXAS COUNTY, MISSOURI CHRISTOPHER A. REEDER, Plaintiff,**

**vs. DARREN P. STIENBARGER, KAYLA N. STIENBARGER, CLINTON CHAMBERS,**

**JAMES CHAMBERS, LONNIE CHAMBERS, LORENE E. DIXON, LYLE RAY DIXON, UDENA BATES**

**and unknown heirs, devisees, grantees, assignees, donees, alienees, legatees, administrators, executors, guardians, mortgagees, trustees, and legal representatives and all other persons, corporations, or successors claiming by, through or under them, Defendants.**

Case No. 24TE-CC00142

## NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

THE STATE OF MISSOURI TO THE ABOVE-NAMED DEFENDANTS: You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Texas, Missouri, the object and general nature of which is to quiet title and which affects the following property situated in Texas County, Missouri:

LOT THIRTEEN (13) IN BLOCK TWO (2) OF HAMILTON SECOND ADDITION TO THE CITY (TOWN) OF LICKING, MISSOURI. (AS PER PLAT RECORDED IN PLAT BOOK 252, PAGE 445, TEXAS COUNTY, MISSOURI RECORDS) (THE INFORMATION CONTAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION)

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff is Emily Woodward Guffey, Williams, Robinson, Rigler & Buschjost, 901 N. Pine Street, 4th Floor, Rolla, Missouri 65401. You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid Petition within 45 days after the 8th day of August 2024, a judgment by default will be rendered against you.

WITNESS my hand and the seal of the Circuit Court this 1st day of August 2024.

(Seal)  
/s/ Erin Smith, Circuit Clerk

By: Taela Terrillion, Deputy Clerk 16/4t

**IN THE CIRCUIT COURT OF TEXAS COUNTY, MISSOURI UMB Bank, National**

**Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust II, Plaintiff,**

**vs. Irvin V. Mclean (Deceased), Unknown Spouse of Irvin V. Mclean, Unknown Heirs of Irvin V. Mclean, Estate of Brenda McLean Defendants.**

Case No. 24TE-CC00167

## NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to Defendants, Irvin V. Mclean (Deceased), Unknown Spouse of Irvin V. Mclean and Unknown Heirs of Irvin V. Mclean: You are hereby notified that an action has been commenced against you in the Circuit Court for Texas County, State of Missouri, the object and general nature of which is to Quiet Title as to the property secured by said deed of trust dated March 19, 2008, and which action affects the following described property to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF TEXAS AND STATE OF MISSOURI TO WIT: ALL OF LOT 1 AND 2 IN BLOCK 2 OF NORD'S ACRES, WHICH IS A PART OF THE NE ¼ OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 9 WEST. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD IF ANY.

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff is Scott D. Mosier, Millsap & Singer, LLC, 612 Spirit Dr., St. Louis, MO 63005, (636) 537-0110.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within forty-five (45) days after the 8th day of August 2024, a judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this 1st day of August 2024.

(Seal)  
/s/ Erin Smith, Circuit Clerk

By: Taela Terrillion, Deputy Clerk 16/4t

## NOTICE OF PUBLIC HEARING

Piney Township of Texas County will hold a public hearing at the Piney Township Maintenance Shed on the 21st day of August, 2024, beginning at 6 p.m. at which time citizens may be heard on the property tax rates proposed to be set by said subdivision.

The rate shall be set to produce the revenues for which the budget for the fiscal year beginning January 1, 2025, show to be required from the property tax.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 in valuation.

PROPOSED 2025 ROAD AND BRIDGE RATE: \$0.2914

PROPOSED 2025 ADMINISTRATIVE RATE: \$0.0933

Marty Merckling, President 17/1t

## PUBLIC NOTICE

Texas County Habilitation Board (S.B. 40) will hold a public hearing on Thursday, August 15, 2024 at 7:00PM to set the levy for the 2025 tax year. The current levy is ten cents per one hundred dollars assessed valuation. Public hearing will be held at Opportunity Sheltered Industries, 1085 Opportunity Circle Drive, Houston, MO. 17/1t

## NOTICE OF PUBLIC HEARING

Burdine Township of Texas County will hold a public hearing to adopt their 2024 tax rate. The meeting will be held at Township Building, 350 Cedar St. Cabool, MO at 5:00 pm, on Wednesday, August 21, 2024.

The 2023 Assessed Valuations were: \$42,234,433 Real Estate; \$28,766,700 Personal Property; \$13,467,733

The 2024 Assessed Valuations are: \$42,361,006 Real Estate; \$29,051,910 Personal Property; \$13,309,096

The 2023 Tax Rate Ceiling was 0.1000.

The 2024 Tax Rate Ceiling is 0.0954.

Renae Knapp, Burdine Township Clerk 17/1t

## ANNUAL MEETING NOTICE

Annual meeting will be held on Wednesday, August 28, 2024 at 11:30am. The meeting will take place at the Upper Level common build-

ing, Grandview Terrace, Cabool, Missouri. The purpose of the meeting is to elect two new members to the board of directors, to review budgets, and modify the bylaws. 17/2t

## Request for Proposal - City of Houston Trenching Contractor Needed Invitation for Bids:

Sealed responses due by 12 p.m. CST, Friday, Aug. 30, 2024; and will be received by the city clerk's office. Work to commence as soon as bids are approved by the board of aldermen.

Please include the date you intend to start work. An estimated time of completion is required with each bid. Bids must be clearly readable and must be provided in electronic or hard copy format.

Send bids to:

City Clerk Heather Sponsler,

601 S. Grand Ave., Houston, Mo. 65483

Telephone: 417-967-3348 • Email: [hsponsler@houstonmo.org](mailto:hsponsler@houstonmo.org) 15/4t



# PUBLIC NOTICES

**“Because the People Must Know.”**

Public Notice advertising plays a unique role both in American history and in the process by which this country's democracy is preserved. Its one premise is that people must be informed if they are to govern themselves competently. Public Notice advertising first came into being with the Congress of 1792. That body, recognizing its responsibility to the people, required the Postmaster General to advertise for bids for the construction of new post offices. From that inauspicious beginning to the publication requirements in federal, state and local laws today, government officials have come more and more to understand their obligations to inform the public through Public Notice advertising. Newspapers over the years have been the vehicle by which these obligations have been fulfilled. They will continue to be as long as the public demands that it be informed frequently and by the best means possible.

